Subject: Submission – Amendment C217ball (Ballarat 11 Waterways)

To the Strategic Planning Team at the City of Ballarat,

I write to lodge a submission in relation to Amendment C217ball to the Ballarat Planning Scheme.

Property Address: [redacted]

I wish to **object to the application of any flood or stormwater overlay** affecting my property under this amendment.

Grounds for Submission

1. No history of flooding
We have owned and occupied this property for many years and have **never experienced flooding, inundation, or stormwater issues of any kind**. This includes periods of significant rainfall events over that time.
This lived experience strongly suggests that the modelled flood risk may not accurately reflect the real conditions on the ground.

2. Elevated land above Canadian Creek
The property is **significantly elevated above the banks of Canadian Creek**, providing a natural buffer against overland flow and creek inundation.
Given this elevation, it is difficult to reconcile how a 1-in-100 year flood event would realistically impact the dwelling or usable land.

3. Potential overreach of modelling
While I understand the amendment is based on updated flood modelling, such modelling can sometimes take a broad or conservative approach that does not fully account for:

- Local topography and elevation differences
- Established drainage conditions
- Real-world historical outcomes

In this case, the proposed overlay appears to **overstate the actual risk** to this property.

4. Unreasonable impact on property rights and value
The introduction of a flood overlay would:

- Impose **unnecessary planning restrictions**
- Potentially **reduce property value**
- Limit future use and development opportunities
  —all without clear, evidence-based justification specific to this site.

Request

I respectfully request that the City of Ballarat:

- **Review the application of the overlay to this property**, taking into account site-specific conditions
- Consider **removing the property from the affected area**, or
- At minimum, **undertake a more detailed, site-specific assessment** before applying any controls

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Conclusion

Based on the absence of any flooding history and the clear elevation advantage of the land, I believe the inclusion of this property within the proposed flood overlay is not justified.

Thank you for considering this submission.

Yours sincerely,

[redacted]
PH: [redacted]

Email: [redacted]

From: [redacted]
To: Strategic Planning
Subject: Submission, Amendment C217ball
Date: Tuesday, 19 May 2026 6:24:52 PM
Attachments: 19052026174448.pdf

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Dear Strategic Planning Team,

Please find attached my formal submission regarding amendment C217ball and the proposed flood overlay affecting my property at [redacted]

Please confirm receipt of this email and attached submission.

Thank you.

Kind Regards,

[redacted]
Managing Director

[redacted]